

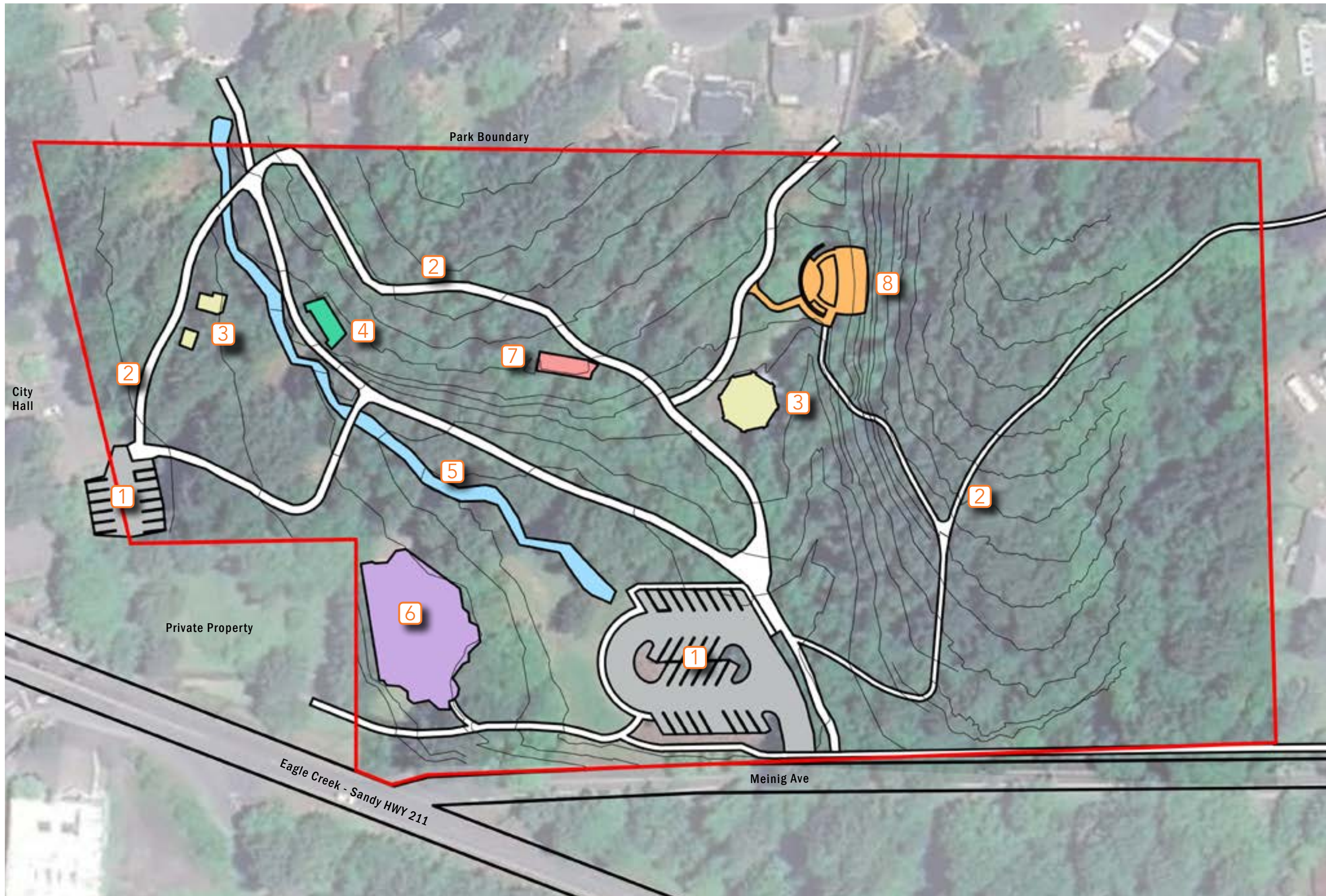


# **MEINIG MEMORIAL PARK**

**Parks and Trails Advisory Board**

**July 10, 2024**





**PARK AMENITIES**

- 1 Parking Lot
- 2 Park Pathway System
- 3 Picnic Shelters
- 4 Main Stage
- 5 No Name Creek
- 6 Fantasy Forest Playground
- 7 Restrooms
- 8 Amphitheater

Existing Conditions

MEINIG MEMORIAL PARK 07.10.24



lango hansen LANDSCAPE ARCHITECTS



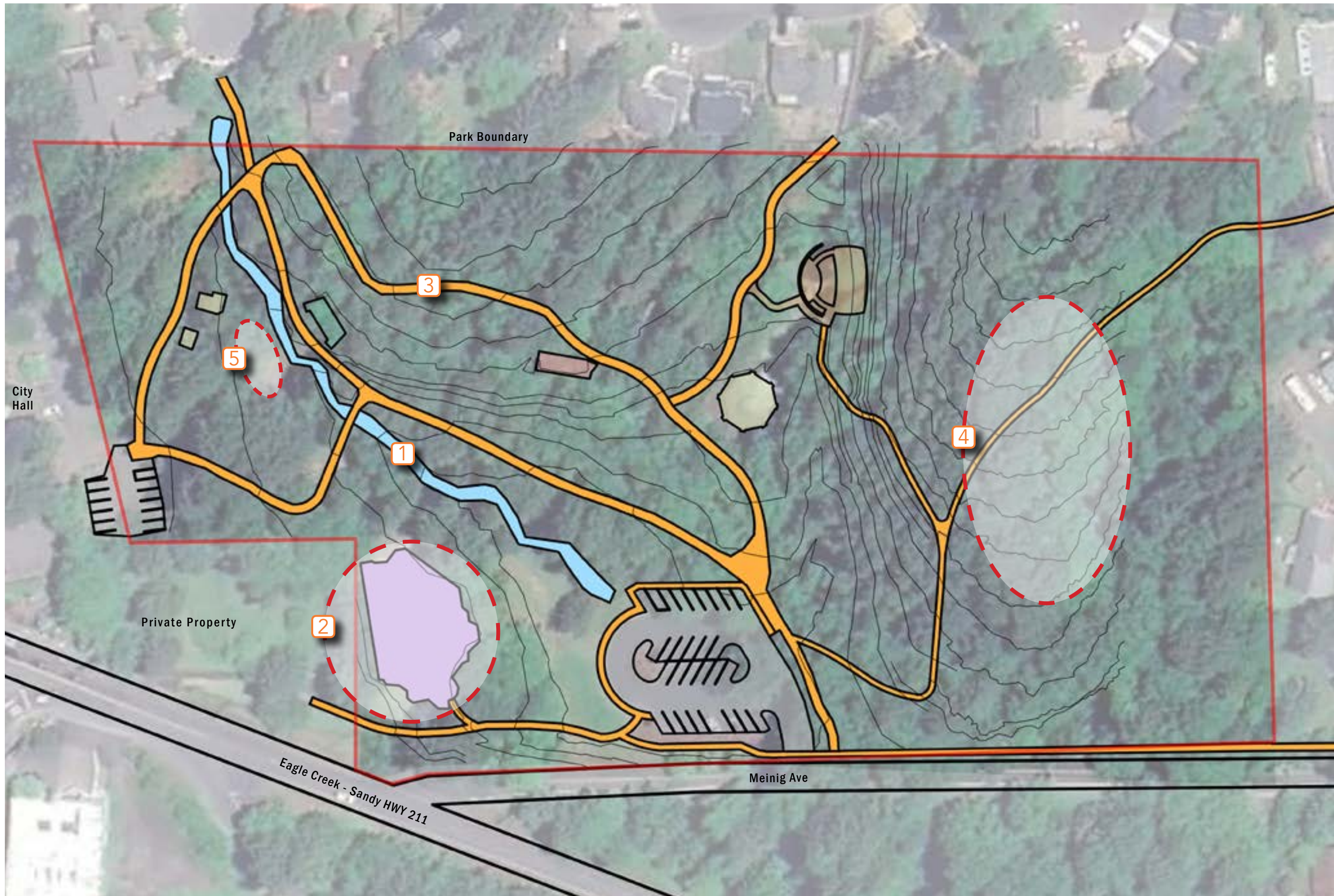
# PROJECT BACKGROUND

The City of Sandy Parks and Trails Master Plan (PTMP) included several park improvements for Meinig Memorial Park.

- Trail and pathway renovation to meet ADA accessibility and provide for ongoing maintenance and upkeep
- Delineating circulation
- Improve structures and event space
- The redevelopment of Fantasy Forest playground
- Restoration of No Name Creek and neighboring slopes
- Provide park signage, including directional markers, entry signs, and interpretive signage







**AREAS OF FOCUS**

- 1 No Name Creek
- 2 Fantasy Forest Playground
- 3 Park Pathway System
- 4 Off Leash Dog Park
- 5 Hillside Seating

Areas of focus

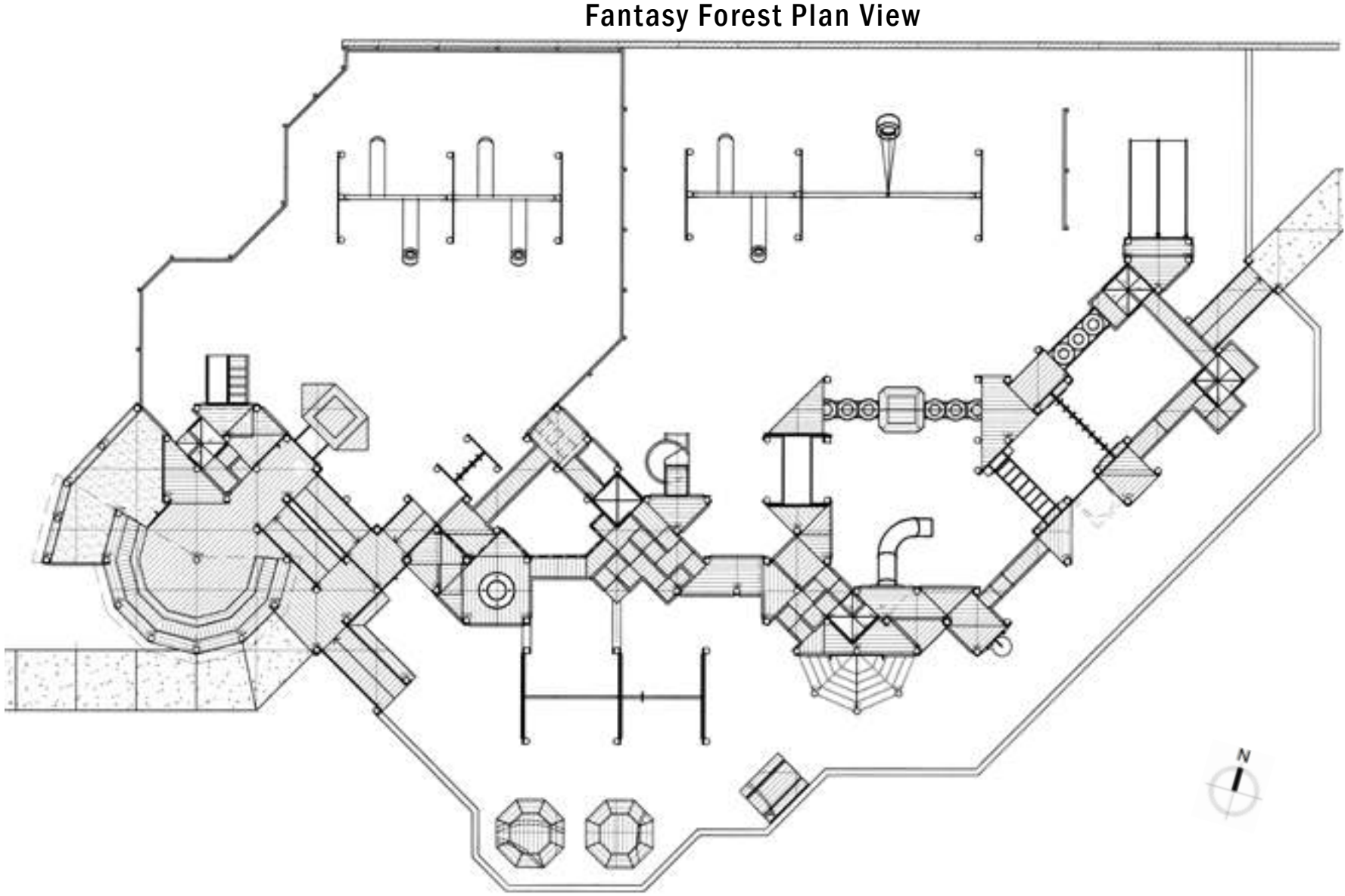




# FANTASY FOREST PLAYGROUND OVERVIEW

The Fantasy Forest Playground, built in 1995, remains a beloved community attraction with a deep emotional connection to the residents. However, maintenance and safety compliance remain ongoing concerns due to its wooden structure and age. After conducting our own assessment, four key takeaways have been identified.

- 1. The structure is deteriorating and poses a significant safety hazard
- 2. The outdated wooden structure lacks ADA access, making it non-compliant with current accessibility standards.
- 3. Maintenance and upkeep continue to be costly and expensive
- 4. Fails to meet inclusive standards for all ages and abilities





# FANTASY FOREST PLAYGROUND

Following our assessment, the following pictures provide a closer examination of the issues and safety hazards present at the Fantasy Forest.



1. Splintering and declining wood frame



2. Deteriorating slide with loose composite sideboards



3. Park seating options are deteriorating, with wood rot and sinking planks



4. Decaying, splitting, and rotting decking causing tripping hazards



5. The swing hangers are showing wear and rust



6. The current ADA accessible path is deteriorating, with visible signs of splitting and rot



# NO NAME CREEK

No Name Creek flows through the heart of Meinig Park, serving as a central and defining feature. The following key aspects should be carefully considered during design development.

- Soil erosion from surrounding slopes
- Lack of vegetation and habitat
- Improve bank conditions
- Refine No Name Creek pedestrian access





# PATHWAY AND TRAIL SYSTEM

The park's pathway and trail system plays a crucial role in connecting the community together and providing access to other nearby trails and parks. Improvements could make these connections stronger, safer, and accessible for all. The following issues should be considered during the park's development.

- Paths are being compromised by root systems
- Not suitably constructed for maintenance vehicles
- Inconsistent pathway and trial surfaces
- A considerable amount of pathways are not constructed to meet ADA standards
- Other issues?





# OFF LEASH DOG PARK

One of the most common requests from community members, outlined in Sandy's Parks and Trails Master Plan, is for more dog parks. The southern region of Meinig Memorial Park has been studied for this purpose. Here are the opportunities and constraints the area presents.

## Opportunities:

- Designated dog park area with proper fencing for safety
- Large open space providing ample room for dogs to play and exercise
- Plenty of shade for dogs and owners
- Convenient parking for easy access

## Constraints:

- Surrounding steep slopes
- Existing mature trees and heavy undergrowth
- Maintenance access
- Limited visibility during evening hours





# HILLSIDE SEATING

Meinig Memorial Park hosts numerous community gatherings and outdoor events. Implementing structured terraced seating on the sloping hill across from the Main Stage would help facilitate the following outcomes.

- Enhance the user experience and improve safety
- Minimize the impact of foot traffic on existing trees
- Mitigate erosion and reduce runoff into No Name Creek








# DEER POINTE PARK

Project Update





**LEGEND**

- LIMIT OF WORK - PARK IMPROVEMENTS
- - - PROPERTY LINE/RIGHT-OF-WAY
-  PEDESTRIAN CONCRETE PAVING
-  ENGINEERED WOOD FIBER SAFETY SURFACING
-  ASPHALT PAVING W/ SPORT COURT SURFACING
- CONCRETE CURB
- - - EXISTING WOOD FENCE / GUARDRAIL
- CHAIN LINK FENCE

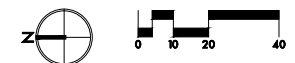
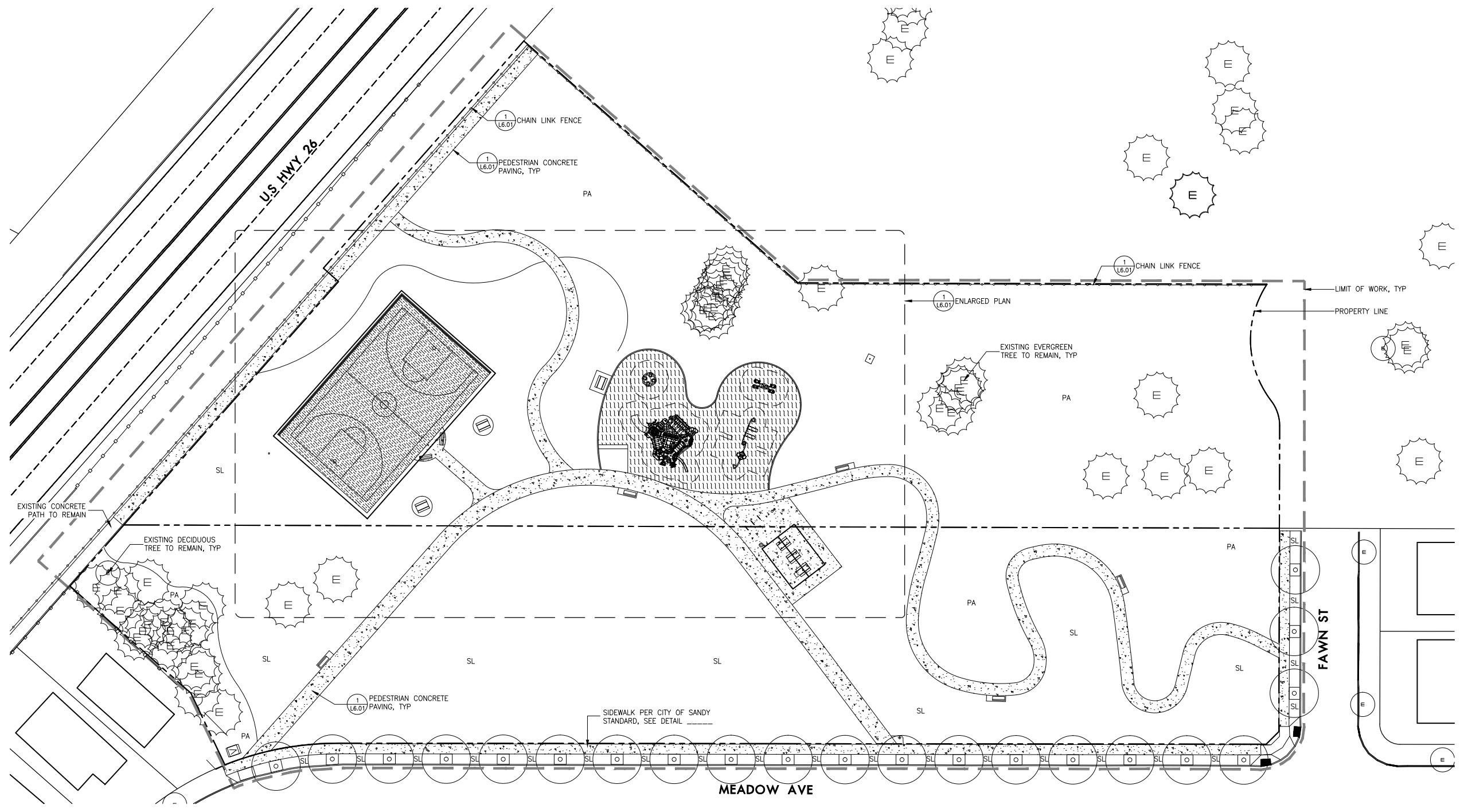
- BIKE RACK
- SITE LIGHT, SEE ELEC DWG
- ▭ BENCH WITH BACK
- ▭ PICNIC TABLE
- TRASH RECEPTACLE
- DRINKING FOUNTAIN
- BOULDERS
- AREA DRAIN, SEE CIVIL UTILITY DWG
- ⊙ EXISTING TREE TO REMAIN

**ABBREVIATIONS**

- |       |  |
|-------|--|
| ARCH  | ARCHITECTURAL                              |
| CFCI  | CONTRACTOR FURNISHED, CONTRACTOR INSTALLED |
| CONC  | CONCRETE                                   |
| DWG   | DRAWINGS                                   |
| ELEC  | ELECTRICAL                                 |
| MECH  | MECHANICAL                                 |
| NIC   | NOT IN CONTRACT                            |
| OFCI  | OWNER FURNISHED, CONTRACTOR INSTALLED      |
| PA    | PLANTING AREA                              |
| SIM   | SIMILAR                                    |
| SL    | SEEDED LAWN                                |
| SP    | SEEDED PLANTING                            |
| SPECS | SPECIFICATIONS                             |
| STRUC | STRUCTURAL                                 |
| TYP   | TYPICAL                                    |
| W/    | WITH                                       |

**MATERIALS NOTES**

1. THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
5. SEE SHEET L4.01 FOR LOCATIONS OF IRRIGATION SLEEVES UNDER PAVING.
6. COORDINATE WORK WITH OTHER TRADES, INCLUDING WORK IN OTHER BID PACKAGES.
7. ALL CONCRETE PAVING TO RECEIVE LIGHT BROOM FINISH UNLESS OTHERWISE NOTED. SEE DETAILS FOR CIP CONCRETE RETAINING WALL AND CHEEK WALL FINISHES. CONTRACTOR TO PROVIDE FINISH MOCKUPS FOR APPROVAL, SEE SPECIFICATIONS.
8. CONTRACTOR TO SUBMIT PAVING MOCK-UP FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
10. LIMIT OF SPECIALTY CONTRACTOR WORK IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR TO COORDINATE WORK INCLUDING GRADING, PAVING, PLANTING AND IRRIGATION WITHIN DESIGN-BUILD CONTRACT AREA OF WORK WITH SPECIALTY CONTRACTOR.



**DEER POINTE PARK**  
 CITY OF SANDY PARKS AND RECREATION  
 CITY OF SANDY  
 MEADOW AVE  
 SANDY, OR 97055

LANDSCAPE ARCHITECTS PC  
**lango. hansen**  
 1100 nw glisan #3A portland OR 97209 T 503.295.2437

30% CD

REVISIONS

SCALE AS NOTED  
 DRAWN BY BDM  
 DATE XX.XX.24  
 PROJECT NO. 2345

**MATERIALS PLAN**

**L1.01**



**LEGEND**

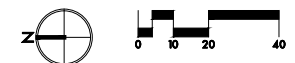
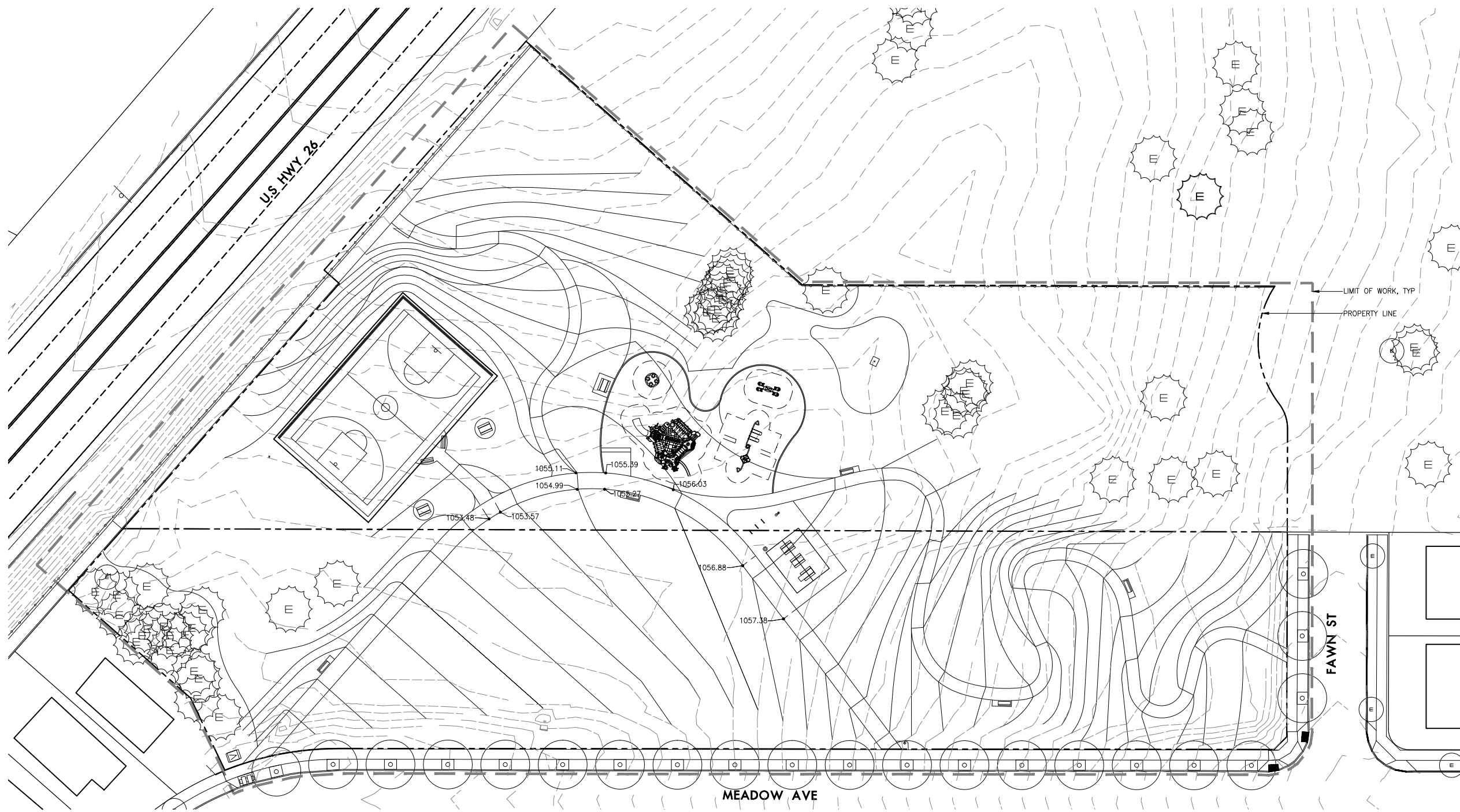
- LIMIT OF WORK - PARK IMPROVEMENTS
- WOOD FENCE
- CHAIN LINK FENCE
- 927— EXISTING CONTOUR
- 927— PROPOSED CONTOUR
- BOTTOM OF SWALE LINE
- GRADE BREAK LINE
- 927.00 SPOT ELEVATION
- 4.8% PERCENTAGE OF SLOPE
- DIRECTION OF SLOPE

**ABBREVIATIONS**

- AD AREA DRAIN (RIM ELEVATION)
- BC BOTTOM OF CURB
- BF BOTTOM OF FOOTING
- BW BOTTOM OF WALL (FINISHED GRADE)
- CB CATCH BASIN (RIM ELEVATION)
- CTV CONTRACTOR TO VERIFY ELEVATION
- EQ EQUAL
- EX EXISTING
- FFE FINISH FLOOR ELEVATION
- FS FINISH SURFACE
- HP HIGH POINT
- IE INVERT ELEVATION
- LP LOW POINT
- MATCH MATCH EXISTING GRADE
- MAX MAXIMUM
- MIN MINIMUM
- RIM RIM ELEVATION
- SIM SIMILAR
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL (FINISHED)
- TYP TYPICAL

**GRADING NOTES**

1. THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
4. GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS, AND ARE NOT INTENDED TO BE ACTUAL JOINT LINES, UNLESS THEY FALL ON EXPANSION JOINT LOCATIONS.
5. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND DRAINAGE FEATURES.
6. ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AT 1% MIN.
7. SPOT ELEVATIONS TAKE PRECEDENCE OVER LANDSCAPE CONTOURS.
8. PROVIDE 1.5% CROSS SLOPE ON ALL PAVED WALKS, TYP, EXCEPT AS SHOWN. DO NOT EXCEED 1.8% CROSS SLOPE, EXCEPT AS SHOWN.
9. DO NOT DISTURB AREAS NOT TO BE GRADED.
10. THIS GRADING PLAN IS TO BE COORDINATED WITH THE CIVIL STREET PLANS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
11. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, CURB RAMPS, DRIVEWAY APRONS, WHEEL STOPS, STRIPING AND SIGNAGE, AS WELL AS VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
12. BOTTOM OF WALL (BW) ELEVATIONS EQUAL FINISH SURFACE OF PAVING OR FINISH GRADE, NOT TOP OF FOOTING ELEVATION.
13. CONTRACTOR TO VERIFY EXISTING GRADES AT ALL LOCATIONS WHERE NEW PAVING IS MATCHING EXISTING PAVING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
14. CONCRETE PAVING ELEVATIONS AT BACK OF CURB TO MATCH TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED, SEE CIVIL DRAWINGS FOR CURB ELEVATIONS.
15. ALL ADA PARKING STALL AND WALKWAYS TO MEET LOCAL, STATE AND FEDERAL ADA REQUIREMENTS. PRIOR TO FORMING HARD SURFACE MATERIALS, CONTRACTOR TO VERIFY GRADES FOR CURB RAMPS AND PARKING LOT SPACES MEET ADA REQUIREMENTS.
16. CONTRACTOR TO PERFORM A CUT AND FILL ANALYSIS FOR EARTHWORK OPERATIONS. THE DESIGN INTENT IS FOR ALL CUT AND FILL MATERIAL TO BE BALANCED ON-SITE. IF ADDITIONAL CUT OR FILL IS REQUIRED, THE LANDSCAPE ARCHITECT WILL ADJUST THE GRADES WITHIN THE OPEN LAWN AREA TO REDUCE CUT/FILL REQUIREMENTS TO ACHIEVE A BALANCED SITE. WORK TO ACHIEVE A BALANCED SITE SHALL BE COMPLETED AT NO COST TO THE OWNER.



**tango. hansen**  
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 SANDY, OR 97055

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REVISIONS

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 PROJECT NO. 2345

GRADING PLAN

**L3.01**



**LEGEND**

- PROPERTY LINE/RIGHT-OF-WAY
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE WHEELSTOP
- BIKE RACK
- SITE LIGHT, SEE ELEC DWG
- BENCH WITH BACK
- PICNIC TABLE
- TRASH RECEPTACLE
- DRINKING FOUNTAIN
- BOULDERS
- AREA DRAIN, SEE CIVIL UTILITY DWG
- EXISTING TREE TO REMAIN

**ABBREVIATIONS**

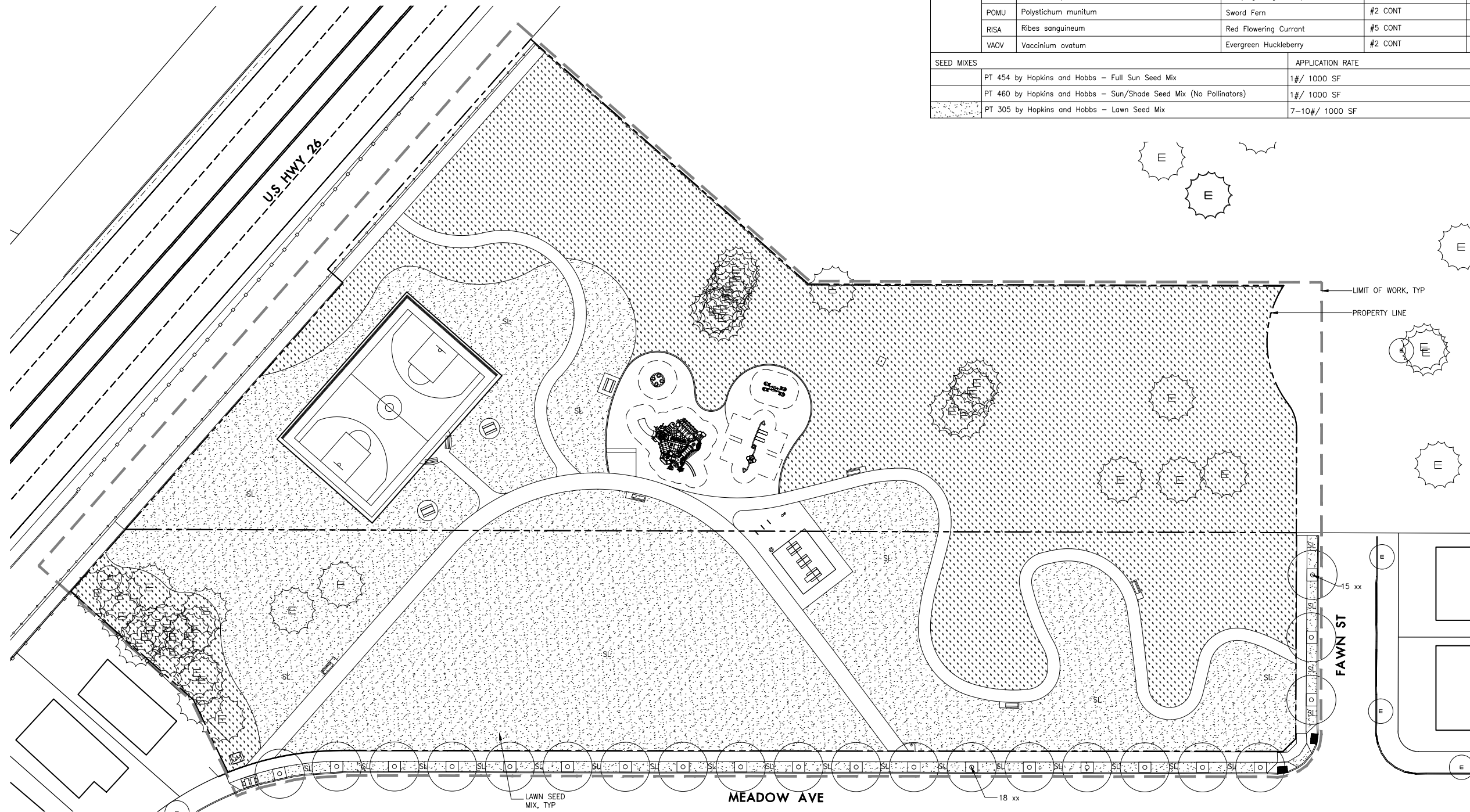
- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SL SEEDED LAWN
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE

**PLANTING NOTES**

1. THIS PLAN IS BASED ON A SURVEY BY ALL COUNTY SURVEYORS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
4. ALL PLANT MATERIAL TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
5. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR
7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
8. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
9. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
10. ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.
11. ALL PLANTING AREAS TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM EXCEPT FOR AREAS TO BE SEEDED WITH RESTORATION SEED MIX. THESE AREAS TO BE MANUALLY WATERED TO ENSURE ESTABLISHMENT.

**PLANT SCHEDULE**

SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
<b>TREES</b>					
+	AM	<i>Acer macrophyllum</i>	Bigleaf Maple	3" CAL., B&B	as shown
+	PM	<i>Pseudotsuga menziesii</i>	Douglas Fir	8' HT., B&B	as shown
+	QG	<i>Quercus garryana</i>	Oregon White Oak	1" CAL., B&B	as shown
+	TT	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	3" CAL., B&B	as shown
+	UH	<i>Ulmus</i> 'Homestead'	Homestead Elm	3" CAL., B&B	as shown
+	ZS	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	3" CAL., B&B	as shown
<b>ORNAMENTAL SHRUBS AND GROUNDCOVERS</b>					
+	ACMO	<i>Achillea</i> x 'Moonshine'	Moonshine Yarrow	#1 CONT	as shown
+	ARUV	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	#1 CONT	as shown
+	COSE	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#5 CONT	as shown
+	MARE	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 CONT	as shown
+	POMU	<i>Polystichum munitum</i>	Sword Fern	#2 CONT	as shown
+	RISA	<i>Ribes sanguineum</i>	Red Flowering Currant	#5 CONT	as shown
+	VAOV	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#2 CONT	as shown
<b>SEED MIXES</b>				<b>APPLICATION RATE</b>	
PT 454 by Hopkins and Hobbs - Full Sun Seed Mix				1#/ 1000 SF	
PT 460 by Hopkins and Hobbs - Sun/Shade Seed Mix (No Pollinators)				1#/ 1000 SF	
PT 305 by Hopkins and Hobbs - Lawn Seed Mix				7-10#/ 1000 SF	



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PLANTING PLAN

**L4.01**



# PLAY AREA ALL-IN-ONE: LSI HEDRA

System description:

The tessellated shapes of the Hedra play system create playful pods that link together, forming a fascinating interconnected matrix of three-dimensional play. Wayfinding encourages improvisation, sparking cognitive and imaginative exploration. Along the way, kids can experience colorful light play and pathways that morph into hangout spots where friends can relax.

This play system is an all-in-one, fully ADA-compliant structure with many opportunities for inclusive play, and provides a wide range of physical and sensory activities for 5-12 year olds throughout the structure.





# Hedra®



### Sensory Systems Engaged

Vestibular+  
Tactile  
Proprioception  
Visual

### Motor Skills

Agility, Balance, Coordination, Endurance,  
Cardiovascular, Eye-Hand Coordination, Flexibility,  
Fine Motor Skills, Motor Planning,  
Core, Upper and Lower Body Strength

### Cognitive Skills

Problem Solving  
Strategic Thinking

### Social Skills

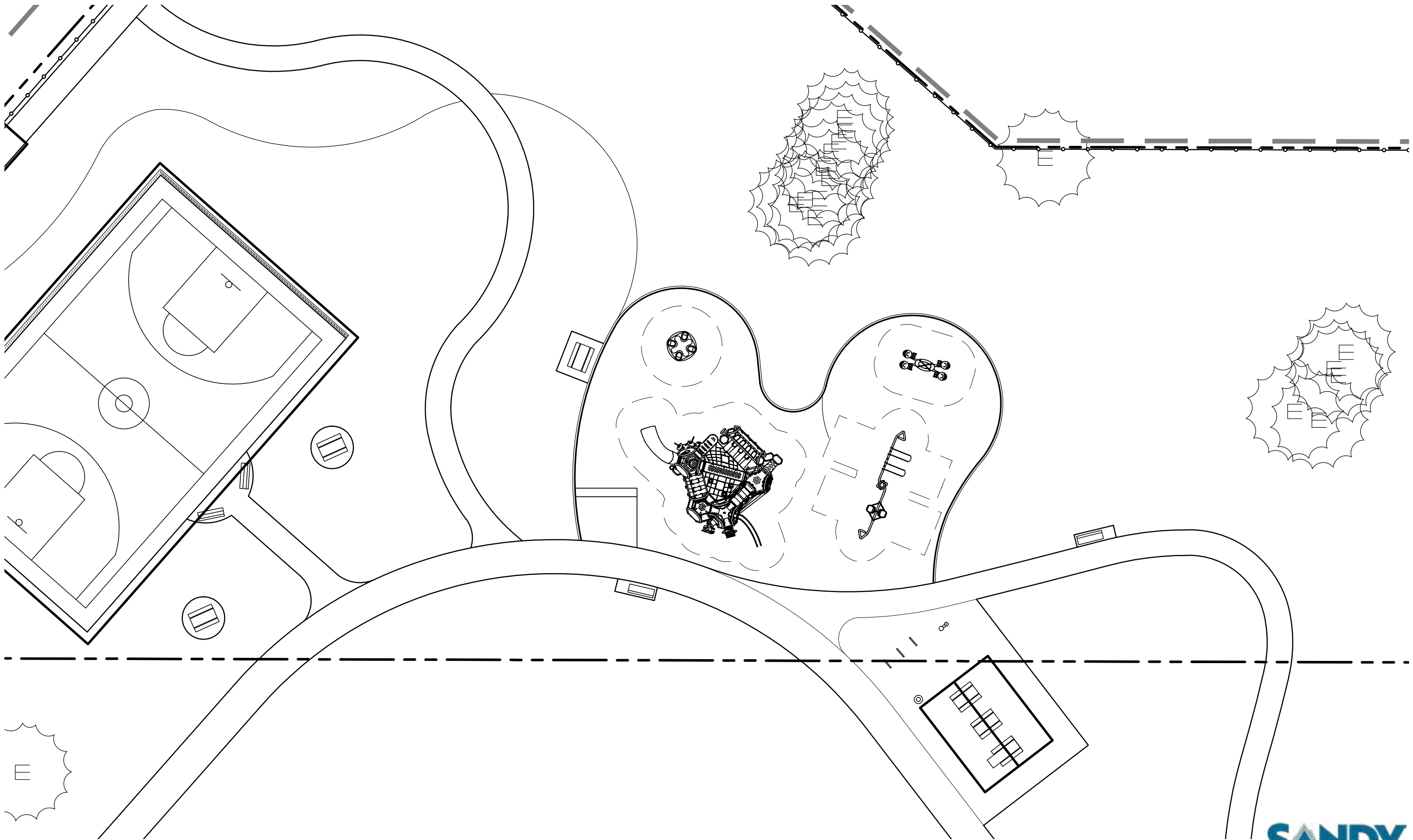
Cooperation  
Social Skill Development  
Imaginative Play

The Hedra® is a structure with a wide variety of challenging climbing elements that children will enjoy. Besides climbing, children can experience sliding and engage in a variety of fine motor play experiences. The interactive panels have great textures and colors for tactile and visual exploration. Children can engage in different physical challenges mixed with great places to just hang out with their friends. An integrated transfer point supports access for those who are able to leave their mobility device behind. Every child will find a place to play with this very uniquely shaped structure.

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Play Area Enlargement  
DEER POINTE PARK PLAY AREA

